

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 17, 2004  
COUNCIL COMMITTEE ROOM,  
12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler**

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     **\*DEBEVER RESIDENCE- PROJECT NO. 5655**  
City Council District: 2; Plan Area: Ocean Beach

**STAFF:       Diane Murbach**

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Site Development Permit and Encroachment Agreement, to demolish 3 existing residential units and construct a 5,178 square foot, two-unit three story residential building. The property is a 7,416 square foot site located at **1769-73 Ocean Front Street** in the RM-2-4 Zone, Coastal Overlay Zone (appealable), Sensitive Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Airport Environs Overlay Zone (AEOZ), within the Ocean Beach Community Plan area.  
Report No. HO-04-180

**RECOMMENDATION:**  
Approve.

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ITEM-5: **ESSAKOW RESIDENCE – PROJECT NO. 46401**

City Council District: 1; Plan Area: La Jolla/La Jolla Shores Planned District

**STAFF: Laura Black**

Approve, conditionally approve, or deny an application for an Extension of Time (EOT) for previously approved Coastal and Site Development Permit No.

41-0372 for the construction of a two-story, 9,648 square foot, single family residence with two attached two-car garages, pool, spa and accessory uses on a vacant 0.46 acre lot at **2605 Calle Del Oro** in the SF (Single Family) zone of the La Jolla Planned District within the boundaries of the La Jolla Community Plan. The project was not implemented within the initial three years and the applicant is requesting an additional three years. No other entitlements would be granted with this action. Report No. HO-04-181

**RECOMMENDATION:**

Approve.

ITEM-6: **\*PARK TERRACE – PERMIT NO. 25703**

City Council District: 2; Plan Area: Centre City

**STAFF: Peter Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 223 Residential and five commercial condominium units on a 0.94 acre site located at **240 11<sup>th</sup> Avenue** in Centre City Planned area.

Report No. HO-04-183

**RECOMMENDATION:**

Approve

ITEM-7: **ICON CONDOMINIUMS – PROJECT NO.18122**

City Council District: 2; Plan Area: Centre City

**STAFF: Peter Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 327 residential and eight commercial condominium units on a 1.26 acre site located at **305 10<sup>th</sup> Avenue** in Centre City Planned area. Report No. HO-04-184

**RECOMMENDATION:**

Approve

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ITEM-8: **PIEHL RESIDENCE – PROJECT NO.42316**

City Council District: 1; Plan Area: La Jolla

**STAFF: John Cruz**

Approve, conditionally approve, or deny an application for a Variance to reduce the front yard setback to 0' for a 363 square foot addition to an existing single family residence on a 1,487 square foot site at **1316 Park Row**. The project site is located in the RS-1-7 zone, Coastal Overlay & Coastal Height Limitation Overlay zones within the La Jolla Community Plan area. Report No. HO-04-186.

**RECOMMENDATION:**

Approve.

ITEM-9: **\*DIARQ RESIDENCE – PROJECT NO. 4720**

City Council District: 1; Plan Area: La Jolla Community Plan

**STAFF: Robert Korch**

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Site Development Permit to demolish an existing single-family residence and construct a new two-story, 13,317 square-foot single-family residence with attached garage on a 42,190 square-foot, SF zoned lot within the La Jolla Shores Planned District at **2337 Calle Chiquita** and within the Coastal Overlay Zone (appealable area), Coastal Height Limit and within the boundaries of the La Jolla Community Plan area. Report No. HO-04-187

**RECOMMENDATION:**

Approve.